

7/31/01

8-98001C CLARKSBURG TOWN CENTER-PHASE IA
PART ONE

Received

Zone: RMX-2

18 units, 23.82 acres

10:30am

Terrabrook Development Co.
MLK Engineers, Inc.

- Applicant
- Engineer

COMMITTEE COMMENTS:

1. EPD – no comments
2. DPS – approved as submitted; see approved FWQP letter dated 1/15/98
3. DPS – (Permitting and Plan Review Section) - Provide a median on Clarksburg Road at L Street and modify right turn channelization (median to be constructed in coordination with Clarksburg Ridge development on north side of Clarksburg Road); Add a raised crosswalk on M Street at "O" Street; Modify chokers, curb return radii, and as shown on marked-up plan; Will need waiver from MNCPPC at plan review for angle less than 70 degrees at Clarksridge Road and Street "M"; for horizontal alignment on Clarksridge Road; and for no truncation at corner properties; Modify intersection design at Clarksridge Road and Street "M" ; No Parking will be allowed on Clarksburg Square Road west of Clarksridge Road, other parking spaces shown may be modified as necessary for sight distance and traffic flow
4. MCDPW&T – no comments
5. WSSC – no comments
6. MDSHA – no comments
7. TPD – no comments
8. PEPCO/VERIZON/Washington Gas – cleared 10 foot PUE parallel and contiguous to all public right-of-ways
9. DPS – (Well & Septic) – no comments
10. DRD – (Site Plan Reviewer) – Provide Rec guidelines comparison for Phase 1A 1 only; Show detail on play equipment, benches needed (type, manufacturer design) all locations; Improve Garages behind Lots 14-19 – too many in a row w/o a break; More detail for rear loaded parking garages paving – break asphalt drives with conc pads to garages at least; Show Parking Tabulations for 1-A-1 only, not 1A-2; Show fence around dumpster; Show ped circulation around the 9-unit corner houses; Include evergreens in long unit strings' foundation planting; What is VRW – shrub??; Include landscaping in SWM facility on sheet L-4; Raised Crosswalk on Overlook Park Drive; Court behind TH's on OP dr, Sts I and B needs tot lot and sitting area; 4 units on St M @ central grre – how access lots w/vehicles?; TH's S side of Clarksridge Road – conc apron in back; Play area behind area noted above (#14), earlier plan included sandbox, swings and 2+ benches; 2 streets are labeled "B" street; Crosswalk on Clarksridge Road??; Acer saccharinum (SP??) Sugar Maple –not tolerant of road salts
11. CBP – no comments
12. Parks Department – see written notes at preliminary plan
13. DEP – categories W-1/3 and S-3; see written comments
14. MCFRS – Standard Requirements (hand-out)

15. **Historic Preservation** – This project involves the Master Plan Clarksburg Historic District #13/10; issues about transition and buffering to the historic district are under discussion

8-01034 **GATEWAY 270 CORPORATE PARK, LOT 7**
Zone: I-3
4.4882 acres

Received

11:10am

American Health Assistance, LLC
Macris, Hendricks & Glascock, PA

- Applicant
- Engineer

COMMITTEE COMMENTS:

1. **EPD** – plan is complete; approval with conditions
2. **DPS** – Approved as submitted; see FWQP letter of 7/6/01
3. **MCDPW&T** – no comments
4. **WSSC** – water and sewer available; pay service connections and applicable fees and charges; submit on-site plan for water lines greater than 2-inches or sewer lines greater than 4-inches; hydraulic information required; pay system development charge (SDC) fee
5. **MDSHA** – no comments
6. **TPD** – no comments
7. **PEPCO/VERIZON/Washington Gas** – cleared 10 foot PUE parallel and contiguous to all public right-of-ways
8. **DPS – (Well & Septic)** – no comments
9. **DRD – (Site Plan Reviewer)** – Amenity of the site is the woods; Transit issues: Flextime to be used in summer; Part-time workers with varied schedules; Forest conservation: Maintain dimensions of tree-save area; Maintain drainage flow from offsite thru the wooded area; I-3 amenity: Sitting area / picnic; Enhance greatly the walk in from the street along the driveway; Provide for extension of drive to rear lot; relocate SWM and parking to SE; Narrow the driveway by 3' to 22'; take paving off the inside of the curve, make dropoff deeper; Relocate amenity area to west corner to take advantage of the woods and so entrance walk along driveway can intersect it. Make the notched building corner "frame" this worker amenity space; Streetscape the drive with street trees and sidewalk away from curb; Fully landscape fill slope below driveway (and its possible extension to the south); Raise south corner of parking to lessen impact of cut slope along SE parking lot edge; Eliminate loops on SW end of parking, replace with relocated row of spaces from SE edge of parking; Place parking light poles in islands, not in pavement; Replace sugar maple; Widen crosswalk; consider moving the continuous island and its crosswalk one bay NW; Provide landscape treatment for the embankment along the street; Screen loading, dumpsters and transformers with a wall compatible with the building form and materials; Consider cleaning out the wooded area between the drive and the building as a wooded, park-like setting for the building
10. **CBP** – no comments
11. **Parks Department** – no comments
12. **DEP** – categories W-1 and S-1; see written comments
13. **MCFRS** – Standard Requirements (hand-out)